

# P&Z / BUILDING DEPARTMENT SEPTEMBER 2016 MONTHLY REPORT

## P&Z COMMISSION MEETING SEPTEMBER 27, 2016

Present: P&Z Commissioners Sarah Murphy, Steve Gulas, Ken Collins, Debi Renfroe, Derryll Anderson, Mike Menchinger.

Staff members present: Director of Planning and Zoning Jahnee Prince, Senior Planner Julie Brown, Administrative Assistant Kathleen Powell.

1. Approval of minutes from July 28, 2016 called meeting. –*Motion to **Approve** - Collins, Second Anderson. For: Collins, Anderson, Gulas, Renfroe. Abstained: Menchinger (not present at last meeting) **Motion carried 4-0-1.***

Approval of minutes from August 23, 2016 meeting. –*Motion to **Approve** - Collins, Second Anderson. **Approved unanimously.***

### **OLD BUSINESS**

2. Fayette Ventures, LLLP., Hwy 92 & Jimmy Mayfield Blvd., Parcel ID Number 0517-025. Annexation & Rezoning Request for 29.63 acres from Fayette County R-40 to City of Fayetteville R-THC PUD to develop a residential community. File # 16-022–*Motion to **Table** until October 25, 2016 P&Z Commission Meeting- Menchinger, Second Collins. **Approved unanimously.***

3. Fayette Ventures, LLLP.; Hwy 92 & Jimmy Mayfield Blvd.; Parcel ID Numbers 0517-028, 0518-118, 0518-0119, 0518-0120, 0518-0121. Rezoning Request for approximately 69 acres from OS, C-3, and R-THC. File # 16-023–*Motion to **Table** until October 25, 2016 P&Z Commission Meeting- Renfroe, Second Collins. **Approved unanimously.***

### **NEW BUSINESS**

4. Ordinance Amendment, Consider text amendment to City of Fayetteville Code of Ordinances. Chapter 94 zoning (section 94-165) Downtown historic mixed use district (C-1). –*Motion to **Approve**- Menchinger, Second Anderson. **Approved unanimously.***

5. Ordinance Amendment, Consider text amendment to City of Fayetteville Code of Ordinances. Chapter 94 zoning (section 94-166) Community commercial (C-2) –*Motion to **Table** -Menchinger, Second Renfroe. **Approved unanimously***

6. Ordinance Amendment, Consider text amendment to City of Fayetteville Code of Ordinances. Chapter 94 zoning (section 94-169) Light Manufacturing district(M-1) –*Motion to **Approve** with the addition of the word structure behind antenna in item #22. Menchinger, Second Collins. **Approved unanimously***

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## **P&Z COMMISSION MEETING SEPTEMBER 27, 2016 (continued)**

### **STAFF REPORTS**

**Southern Behavioral Healthcare PC - 110 Braxton Court**

**Development Plans / File # 16-029**

Ms. Brown reported on the receipt of an application from Salewa Taiwo for exterior modification of the structure at 110 Braxton Court. Mr. Jefferson Browne gave an overview of the project. The P&Z Commission was given the opportunity to ask questions of the applicant and render comments. Commissioners asked staff to provide pictures of the existing elevations for the October 25 Planning & Zoning Commission meeting.

**Bojangles Restaurant - 810 South Glynn Street,**

**Special Exception & Variance Request / File # 16-030**

Ms. Prince reported on the receipt of an application from Bojangles Restaurant for the development of a restaurant with drive thru at 810 South Glynn Street. Mr. Brian Kemsey and Chris Hack gave an overview of the project. The P&Z Commission was given the opportunity to ask questions of the applicant and render comments. Commissioners suggested the applicant reduce the number of parking spaces to help reduce the variance request for increased impervious surface area percentage.

**LIDL US Operations - 1307 Highway 85 North,**

**Rezoning & Variance Request / File # 16-031**

Ms. Brown reported on the receipt of an application from LIDL US Operations for the development of a 35,962 square foot grocery store at 1307 Highway 85 North. Mr. Clay Massey, Mr. Brian West and Ms. Shaun Walker gave an overview of the project. The P&Z Commission was given the opportunity to ask questions of the applicant and render comments. Based on the number of variances requested, commissioners stated the proposed project may not be a good fit at this location.

Motion to Adjourn- Menchinger, Second Gulas. *Approved unanimously.*

Meeting Adjourned.

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**ART & ARCHITECTURAL ADVISORY COMMITTEE ACTIVITY**

**SEPTEMBER 14, 2016**

**PRESENT:** Brian Wismer, Derryll Anderson, Greg Taliercio, Gregg Aikin.

**AGENDA**

Southern Behavioral Healthcare - **Approved with conditons**

**Location:** 110 Braxton Court

**Type of Review:** Architectural Review- Addition of foyer.

**Material:** Brick

**Conditions:** *Entabliture, with dentils will be consistent and match existing on building.*

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## P&Z / BUILDING DEPARTMENT SEPTEMBER 2016 MONTHLY REPORT

	RETAIL	INDUSTRIAL	OFFICE
4th Q 2015	8.00%	6.00%	12.96%
1st Q 2016	7.98%	6.00%	12.87%
2nd Q 2016	6.52%	5.00%	12.82%
3rd Q 2016	6.34%	5.00%	11.05%

Overall Vacancy Rate = **7.33%**

Projects Reviewed by the Planning and Zoning Commission			
Project Type	September 2016	2016 YTD Total	2015 YTD Total
Annexation and Rezoning	0	1	6
Rezoning	0	3	2
Preliminary Plat	0	2	1
Site Development Plan	0	10	7
Elevation Plan	0	2	5
Variance	0	4	3
Special Exception	0	4	5
Amendment to the Zoning Ordinance	2	3	0
Amendments to other ordinances or Bylaws	0	2	0
Comprehensive Plan Text or Future Land Use Map Update	0	1	0
<b>Totals</b>	<b>2</b>	<b>32</b>	<b>29</b>

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**BUILDING PERMIT ACTIVITY REPORT  
SEPTEMBER 2016**

FEES COLLECTED				
		THIS MONTH	YEAR TO DATE 2016	YEAR TO DATE 2015
52	Permits/Inspection Fees	\$14,572.70	\$270,378.70	\$142,027.25
5	Impact Fees	\$39,640.44	\$255,367.49	\$69,715.20
57	<b>TOTALS</b>	<b>\$54,213.14</b>	<b>\$525,746.19</b>	<b>\$211,742.45</b>

NEW RESIDENTIAL ACTIVITY			
	SEPTEMBER	YEAR TO DATE 2016	YEAR TO DATE 2015
New Single Family Permits Issued	4	43	30
Single Family CO's Issued	6	33	40

**FORECLOSURE STATISTICS**

2010		
	Total	Avg
Listed	285	23.8
Actual	96	8

2011		
	Total	Avg
Listed	315	26.3
Actual	109	9.08

2012		
	Total	Avg
Listed	233	19.4
Actual	74	6.17

2013		
	Total	Avg
Listed	149	12.4
Actual	48	4

2014		
	Total	Avg
Listed	70	5.83
Actual	33	2.75

2015		
	Total	Avg
Listed	77	6.42
Actual	40	3.33

CITY OF FAYETTEVILLE FORECLOSURE 2016														
	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total	Avg
Listed	3	2	5	0	3	3	0	5	5				26	2.89
Actual	0	1	1	1	0	0	1	2	0				6	0.67

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**SUBDIVISION LOTS PERMIT STATUS 2000 - 9/30/2016**

SUBDIVISION	DATE OF PLAT APPROVAL	NUMBER OF LOTS APPROVED	NUMBER OF LOTS PERMITTED	NUMBER OF LOTS LEFT
Stonebriar West Phase II	March 1998	45	37	8
The Villages at Lafayette	January 2002	173	106	67
Sheffield Estates	September 2002	92	92	0
Bates Avenue Tract	January 2003	19	19	0
Farrer Woods	June 2003	51	40	11
Legends at Redwine	July 2003	35	35	0
Sutherland Farms	November 2003	46	46	0
Clifton Lakes	December 2003	30	29	1
Heaton Lakes	February 2004	31	31	0
Summit Point	March 2004	50	50	0
Bellemeade	May 2004	88	88	0
Brookview Estates	July 2004	38	38	0
Sparrows Cove	November 2004	18	18	0
Emory Springs	November 2004	71	71	0
Dickson Springs	August 2005	49	48	1
Pye Lake Estates	October 2005	12	12	0
Grove Park	March 2006	60	60	0
Logan Park	May 2006	48	43	5
Oakleigh Manor	October 2016	77	1	76
<b>TOTAL</b>	<b>TOTALS</b>	<b>1033</b>	<b>864</b>	<b>169</b>

1 Single Family Permit issued in Oakleigh Manor

1 Single Family Permit issued on private lot